

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, October 20th, 2015 at 5:30 p.m.** in the Council Chambers in City Hall at 280 Grove St., 2<sup>nd</sup> floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
8. Section 31 Review pursuant to NJSA 40:55D-31 for NJCU West Campus development.
9. Review and discussion of amendments to the Morris Canal Redevelopment Plan to Map B: Zoning. Formal action may be taken.
10. Case: P15-001 Preliminary & Final Site Plan for First Street Park Redesign  
Applicant: 110 First Street Urban Renewal Associates, LLC  
Attorney: David McPherson, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 108 First Street  
Block: 11603 Lot: 41  
Zone: Powerhouse Arts Redevelopment Plan  
Description: Re-design and re-building of the park and sidewalk.  
**Some testimony taken. Carried from October 6<sup>th</sup>, 2015 meeting.**
11. Case: P15-071 Preliminary and Final Major Site Plan  
Applicant: Newport Centre, LLC  
Attorney: James McCann  
Review Planner: Naomi Hsu, AICP, PP and Maryann Bucci- Carter, PP, AICP  
Address: 40 Mall Drive East  
Block: 7303 Lot: 7, 8, 10, and 14  
Zone: Newport  
Description: Modifications to façade of Newport Centre Mall, signage, and existing sidewalk and roadway on Mall Drive East
12. Case: P15-058 Minor Site Plan  
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless  
Attorney: Richard D. Stanzione, Esq.  
Review Planner: Matt Ward, PP, AICP  
Address: 205 Tenth Street  
Block: 8803 Lot: 2  
Zone: R-2  
Description: Installation of 4 wall mounted cell antenna sectors and support equipment.  
**Carried from October 6, 2015 meeting.**
13. Case: P15-073 Preliminary and Final Major Site Plan with deviations  
Applicant: Rescore Montgomery, LLC  
Attorney: Eugene T. Paolino, Esq.  
Review Planner: Matt Ward, PP, AICP  
Address: 711 Montgomery Street  
Block: 15004 Lots: 15 and 31  
Zone: McGinley Square East Redevelopment Plan  
Description: Proposal of a 16-story mixed use building with 309 dwelling units, 62 of which are affordable, 124 parking spaces, 3,577 square feet of ground floor retail and a publicly accessible plaza.  
Deviations: Required retail depth of at least 30 feet.
14. Memorialization of Resolutions
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD